



## Merged Chula Vista Redevelopment Project

In August of 2000, Town Centre II Original, Town Centre II Amended, Otay Valley, Southwest Original, and Southwest Amended were merged. In May 2004, the Agency adopted the Amended and Restated Redevelopment Plan for the Merged Chula Vista Redevelopment Project Area, inclusive of the Added Area, which consolidated the separate redevelopment plans into a single document. The 2004 Added Area increased the size of the Merged Redevelopment Project Area to 2,390 acres.

### Town Centre II Project Area Profile

<b>LAND AREA:</b>	141.11 acres
<b>BOUNDARY:</b>	The Project Area consists of eight separate areas in northwest Chula Vista, including the Chula Vista Shopping Center; and a separate area located in southwest Chula Vista.
<b>LAND USE:</b>	Includes: Professional and Administrative Commercial Retail and Service Commercial
<b>GENERAL CHARACTERISTICS:</b>	The Project Area consists of a variety of primarily commercial land uses, including the major H Street business corridor, region's major shopping mall, the new WalMart Center, the City's existing Corporate Yard, and institutional land uses.
<b>DATE ADOPTED:</b>	July 6, 1976
<b>DATE OF AMENDMENTS:</b>	Adopted August 1978 Amended May 1987 Amended June 1988 Amended November 1994
<b>TERM LIMIT:</b>	August 15, 2019 (Original) July 19, 2029 (Amended)
<b>TAX INCREMENT LIMIT:</b>	\$42.5 million
<b>REVENUE TERM:</b>	August 15, 2029 (Original) July 19, 2039 (Amended)
<b>BONDED INDEBTEDNESS LIMIT:</b>	\$100 million
<b>CURRENT GROSS TAX INCREMENT FLOW:</b>	\$1,185,012

**SOURCE:** County of San Diego Office of the Auditor and Controller "Estimated Tax incremental Revenue Fiscal Year 2005-2006"